THE GENERAL CONDITIONS AS PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS, DOCUMENT #A-201 (GENERAL CONTRACTOR CONDITIONS OF THE CONTRACT FOR CONSTRUCTION), LATEST EDITION, SHALL GOVERN AND BE DEEMED

A PART OF THESE DOCUMENTS. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN INTENT, AND IMPLY THE FINEST QUALITY WORKMANSHIP THROUGHOUT. ANY DESIGN OR DETAIL WHICH APPEARS TO BE INCONSISTENT WITH THE ABOVE SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT BY THE CONTRACT

DRAWINGS ARE BASIC EXISTING REQUIREMENTS, CONTRACTOR SHALL INSPECT AND VERIFY THE SCOPE OF WORK. ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED ON THE DRAWINGS BUT YET ARE APPARENT UPON FIELD INSPECTION SHALL BE CONSIDERED AS PART OF THIS CONTRACT.

NO INSTRUCTIONS, REVISIONS, ADDITIONS, DELETIONS, SPECS, OR DETAILS OTHER THAN THE INFORMATION CONTAINED HEREIN SHALL GOVERN THE PROJECT UNLESS THEY ARE IN' WRITING AND APPROVED BY THE ARCH, OWNER AND CONTRACTOR REF. ALL WORK TO COMPLY WITH THE 2013 CBC, 2013 CMC, 2013 CPC, 2013 CEC,

AND 2013 CALIFORNIA ENERGY CODE (BASED ON 2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDIN. ALL REQ. OPENINGS IN ROOF, FLOORS, WALLS, AND PLENUMS NECCESS. TO PROVIDE ADEQUATE SPACE FOR ALL ELECT., MECHANICAL AND PLUMBING EQUIP., DUCTMORK, ETC.

10. THE CONTRACTOR SHALL VERIFY ALL CONSTRUCTION DOCUMENTS, SITE DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY

DISCREPANCIES OR INCONSISTENCIES PRIOR TO STARTING WORK. 11. CONTRACTORS SHALL PROCURE AND INCLUDE IN HIS BASE BID PRICE ALL NECESSARY PERMITS, CERTIFICATES AND NOTICES FOR THE PROJECT.

12. CONTRACTOR MUST SHOW PROOF OF INSURANCE BEFORE CONTRACT IS AWARDED. 13. FROM INFORMATION PROVIDED BY THE OWNER, ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS ARE COPIED TO THIS SITE PLAN

14. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND GENERAL DETAILS IF ANY DISCREPANCIES OR INCONSISTENCIES ARE FOUND - CALL ARCHITECT FOR CLARIFICATION. 15. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.

16. ALL DIMS. ARE TO FACE OF STUD OR FACE BLOCK UNLESS NOTED OTHERWISE. AT WALLS AND ROOFS WITH PLY. SHEATHING DIMENSIONS ARE TO THE EXT. SIDE OF PLY. . WHEREVER EXISTING WORK IS DAMAGED BY REMOVAL OF ADJACENT WORK OR ANY OTHER CONSTRUCTION OPERATION, IT SHALL BE REPAIRED OR REPLACED WITH NEW

MATERIALS TO MATCH EXISTING AS APPROVED BY THE ARCHITECT AND OWNER. 18. A TELEPHONE SHALL BE KEPT IN WORKING ORDER AND ACCESSIBLE TO EMPLOYEES FPR EMERGENCY COMMUNICATIONS.

19. ALL EXTERIOR OPENINGS, FLASHING, COUNTER FLASHING AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN SUCH A MATTER TO BE WEATHERPROOFED 20. FIREBLOCKING AND FIRE-STOPPING SHALL BE PROVIDED PER CBC 718 AND PER CRC

3*0*2.11/3*0*2.11.1. 21. WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL WOOD SHALL BE 6" MIN ABOVE FINISH GRADE. PER CBC SECT. 2304.11.2.2 \$ 2304.11.2.4

22. ESCAPE WINDOWS IN EACH BEDROOM [SEE DOOR AND WINDOW SCHEDULE NOTES] PER CRC SECT R3 10.1.R3 10.2.2 & CBC 1030.1-1030.4 23. COMBUSTIBLE MATERIAL WITHIN 12 INCHES OF THE FIREPLACE OPENING SHALL NOT PROJECT MORE THAN 1/8 INCH FOR EACH ONE INCH DISTANCE FROM SUCH OPENING. COMBUSTIBLE MATERIALS LOCATED ALONG THE SIDES OF THE FIREPLACE OPENING THAT PROJRCT MORE THAN 1 1/2 INCHES FROM THE FACE OF THE FIREPLACE SHALL HAVE AN ADDITIONAL CLEARANCE EQUAL TO THE PROJECTION PER CRC SECT. R 1001.11(4) & CBC 2111.12(4)

EXPOSED COMBUSTIBLE MANTELS OR TRIM MAY BE PLACED DIRECTLY ON THE MASONRY FIREPLACE THAT SURROUNDS THE FIREPLACE OPENING PROVIDING SUCH MATERIALS ARE NOT PLACED W/IN 6 INCHES OF THE FIREPLACE OPENING.

24. ALL HANDRAILS SHALL BE 34" MIN. - 38" MAX. ABOVE THE NOSING TREADS AND BE CONTINUOUS PER CRC SECT. R3 1 1.7.8.1 \$2. CBC SECT. 10 1 2.2, 10 1 2.4 25. THE HANDGRIP PORTION OF ALL HANDRAILS SHALL BE 1-1/2" IN CROSS SECTIONAI DIMENSION. HANDRAILS PROJECTING FROM WALLS SHALL HAVE HANDRAILS

TERMINATING IN A NEWEL OR SAFETY POST 26. ALL OPEN GUARDRAILS AND STAIR RAILINGS SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH. BOTH RAILS SHALL BE DESIGNED TO SUPPORT A MINIMUM OF 20 LBS PER LINEAL FOOT AT A RIGHT ANGLE TO THE TOP RAIL AND SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ON THE TOP RAIL . PER CRC

SECT. R312.1.3 & PER CBC SECT. 1013.4 27. ADDRESS IDENTIFICATION. NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS NUMBERS OR LETTERS. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT AND 0.5 INCHES MIN STROKE MIDTH. THEY SHALI INSTALLED ON A CONTRASTING BACKGROUND AND BE PLAINLY VISIBLE FROM THE

STREET OR ROAD FRONTING THE PROPERTY. WHEN REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED PER CBC 501. 28. REFER TO ADDITIONAL GENERAL NOTES CONTAINED IN THE CONSULTANT SECTIONS

AND ELECTRICAL MECHANICAL SECTION OF THESE DRAWINGS. ¹29. "ONLY FLATWORK AND LANDSCAPE IMPROVEMENTS ARE PERMITTED WITHIN THE CITY'S SEWER EASEMENT. SEE SHEET A 1.1" ELECTRICAL / MÉCHANICAL

ALL UTILITY CONDUCTORS WITHIN THE PROPERTY LINES INCLUDING ELECTRICAL SERVICE, TELEPHONE SERVICE AND CABLE TELEVISION MUST BE INSTALLED UNDERGROUND FROM THEIR POINT OF ORIGIN AT THE UTILITY POLE TO THE SERVICE

METER OR TERMINATION POINT AT THE STRUCTURE. SBMC CHAPTER 22.38 SMOKE DETECTORS ALARMS

[PER 'ELECTRICAL / MECHANICAL NOTES' - 'SMOKE DETECTORS']

PER 'ELECTRICAL / MECHANICAL NOTES' - 'CARBON MONOXIDE ALARMS'] SHEET

. ALL COVER PLATES, GRILLES, AND FIXTURES TO BE WHITE U.N.O.

PER 'ELECTRICAL / MECHANICAL NOTES' - 'ELECTRICAL] ELECTICAL RECEPTACLES

AND CEILING MOUNTED ITEMS.

[PER 'ELECTRICAL / MECHANICAL NOTES' - 'ELECTRICAL] . ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER NEC 210.8.

3. ALL BATHROOM , KITCHEN, GARAGE, UTILITY ROOM, EXTERIOR AND ALL WET LOCATION RECEPTACLES TO BE GFCI. . CONTRACTOR SHALL PROVIDE ALL NECESSARY BACKING AND FRAMING FOR WALL

10. DUCT AND OTHER RELATED AIR DISTRIBUTION OPENING SHALL BE COVERED DURING

1. PER 2016 CALIFORNIA GREEN BUILDING STANDARDS, CHAPTER 4, PROVIDE FOR AN ELECTRIC VEHICLE [EV] CHARGING SPACE [PER 'ELECTRICAL / MECHANICAL NOTES' - 'ELECTRICAL '] AND PER SHEET GB 1

14. PROVIDE CONDUIT[5] FOR FUTURE SOLAR READY PER 110.10 CEnC 2016

KEYNOTES

C1- 1/2" GYPSUM BOARD. SPRAYED TEXTURE FINISH COATING (LIGHT KNOCK DOWN TEXTURED FINISH), PRIMED AND PAINTED. WATERPROOF GYPSUM BOARD AND PLASTER AT ALL MET LOCATIONS. PROVIDE 2'-0" SQ. SAMPLE FOR OWNERS APPROVAL OF COLOR AND TEXTURE.

C2- 1/2" TYPE 'X' GYPSUM BOARD. SPRAYED TEXTURE FINISH COATING (LIGHT KNOCK DOWN TEXTURED FINISH), PRIMED AND PAINTED. WATERPROOF GYPSUM BOARD AND PLASTER AT ALL MET LOCATIONS. PROVIDE 2'-0" SQ. SAMPLE FOR OWNERS APPROVAL OF COLOR AND C3- TILE: TILE O/POLYMER MODIFIED THINSET MORTAR BOND COAT O/CEMENTITIOUS BACKER UNIT "CBU" O/ WATERPROOF MEMBRANE (6 MIL. POLYETHYLENE FILM) USE STAIN RESISTANT MORTARS AND CAULKS. FINAL TILE AND GROUT DIMENSIONS COLOR AND TYPE TO BE SELECTED AND APPROVED BY OWNER.

C4- 1x6 "V" JOINTED T&G CEILING.

CF: CABINET / COUNTER FINISHES CF1- COUNTERTOP AND SPLASH AS SELECTED BY OWNER.

CF2- GRANITE SLAB COUNTER TOP AND SPLASH (3/4" THICK) O/ ADHESIVE O/ 3/4" EXTERIOR GRADE PLYMOOD BASE. GRANITE SLABS & EDGE PROFILE TO BE SELECTED AND APPROVED BY OWNER.

CF3- TILE COUNTER TOP AND SPLASH O/ POLYMER MODIFIED THINSET MORTAR BOND COAT O/ WATERPROOF MEMBRANE (15 Ib. ROOFING FELT OR 4 MIL POLYETHYLENE FILM) O/ 3/4" EXTERIOR GRADE PLYWOOD BASE. USE STAIN RESISTANT MORTAR, GROUT AND CAULKS. FINAL TILE AND GROUT COLOR & JOINT DIMENSION TO BE SELECTED AND APPROVED BY OWNER.

CF4- CABINETS: ARCHITECTURAL GRADE FACE FRAME EUROPEAN CONSTRUCTION (APPROVED BY OWNER). FULLY CONCEALED HINGES AND FULL EXTENSION DRAWER GUIDES. FLUSH OVERLAY DOORS AND DRAWER FRONTS. HARDWOOD VENEER FACED PLYWOO! FRONTS M/ SOLID HARDMOOD EDGE BANDING. WHITE MELAMINE OR KORTRON INTERIORS ALL OTHER INTERIORS AND SHELVING. NOTE : CASEMORK PULL HARDWARE AS SELECTED BY OWNER.

DW: DOORS AND WINDOWS DM 1 - WOOD FRAME DOORS: TO BE PRIMED AND PAINTED OR STAINED, COLOR TO BE

SELECTED & APPROVED BY OWNER. (SEE DOOR SCHED.) DM2- WOOD FRAME CLAD DOORS: EXTERIOR SIDE PREFINISHED ALUMINUM CLADDING, COLOR AS SELECTED BY OWNER. INTERIOR SIDE EXPOSED WOOD TO BE PRIMED AND PAINTED OR STAINED, COLOR TO BE SELECTED & APPROVED BY OWNER. (SEE DOOR SCHED)

DM3 MOOD FRAME CLAD MINDOMS: EXTERIOR SIDE PREFINISHED ALUMINUM CLADDING COLOR AS SELECTED BY OWNER. INTERIOR SIDE EXPOSED WOOD TO BE PRIMED AND PAINTED OR STAINED, COLOR TO BE SELECTED & APPROVED BY OWNER. (SEE WINDOW

DM4 ALUMINUM SKYLIGHTS BY VELUX OR EQUAL. (SEE MINDOM SCHED.). COLOR AS SELECTED BY OWNER. EX: EXTERIOR FINISHES

EX1- TYP SLOPED ROOF: (PITCH SEE PLAN) ASPHALT SHINGLES CERTAINTEED LANDMARK TL IN MOIRE BLACK BEARING UNDERWRITERS LABORATORIES INCORPORATED CLASS 'A' ABEL O/ 15# ASPHALT SATURATED FELT UNDERLAYMENT. (NOTE: FOR ROOF SLOPES FROM 2:12 AND UP TO 4:12, UNDERLAYMENT SHALL BE TWO LAYERS APPLIED PER CB SECT. 1507.2.8 & CRC SECT. R905.2.7) SHINGLES MUST BE APPLIED IN STRICT ACCORDANCE M/ MANUFACTURE'S DIRECTIONS AND AS PER CBC SECT. 1507.2 & CRC SECT. R905.2 0/ CDX APA-RATED PLYMOOD SHEATHING O/ PREFABRICATED MOOD TRUSSES OR 2x ROOF

EX2- ENTRY SLOPED ROOF: (PITCH SEE PLAN) TEE-PANEL STANDING SEAM METAL ROOF ASSEMBLY, COLOR: TO BE SELECTED BY OWNER AS MANUFACTURED BY BERRIDGE MANUFACTURING COMPANY, 65 15 FRATT ROAD, SAN ANTONIO, TEXAS 782 18 PH. #800-669-0009 URL ADDRESS: http://www.berridge.com OR APPROVED EQUAL O/ ONE (1 LAYER 30# UNPERFORATED ASPHALT SATURATED ROOFING FELT UNDERLAYMENT. METAL ROOFING INSTALLATION TO COMPLY M/ MANUFACTURERS STANDARD INSTALLATION INSTRUCTIONS AND CONFORM TO STANDARDS SET FORTH IN THE LATEST ARCHITECTURAL SHEET METAL MANUAL PUBLISHED BY SMACNA, IN ORDER TO ACHIEVE WATERTIGHT INSTALLATION AND MUST ALSO COMPLY W/ CBC SECT. 1507.4 & CRC R905.10 O/STRUCTURAL ROOF SHEATHING AS PER CBC SECT. 2304.8.2 & CRC R803 ALSO SEE DETAILS AND STRUCTURAL DRAWINGS.

EX3- EXTERIOR SIDING: HORIZONTAL HARDIPLANK® EXTERIOR SIDING (SIZE: 5/16" THICKNESS 9 1/2" WIDTH 8 1/4" EXPOSURE) SURFACE TEXTURE: CEDARMILL WITH FACTORY-APPLIED PRIMEPLUS PRIMER O/ W.P. BLD'G. PAPER (DBL. LAYERS OF W.P. BLD'G. PAPER AT CORNERS TYPICAL) O/ APA-RATED CDX PLYMOOD SHEATHING (WHERE OCCURS REFER TO STRUCT. DRWG'S.) O/ 2x STUD WALL FRWG. (USE CORROSION RESISTANT FASTENERS PER MANUFACTURE'S RECOMMENDATIONS)

EX4- STONE VENEER: STONE VENEER UNITS NOT TO EXCEED 10 INCHES IN THICKNESS PER CBC SECT. 1405.7 REFER TO DETAILS FOR INSTALLATION REQUIREMENTS. FINAL STONE PROFILE, MORTAR JOINTS & LAYOUT TO BE APPROVED BY OWNER/ARCHITECT SUBMIT 48" SQ. SAMPLE FOR OWNERS APPROVAL PRIOR TO INSTALLATION. ALSO REFER TO DETAILS. EX4- BRICK VENEER: THIN BRICK VENEER TO BE SELECTED AND APPROVED BY THE OWNER/ARCHITECT

: FLOORING F1- CARPET AND PAD (TO BE SELECTED AND APPROVED BY OWNER.)

F2- TILE: TILE O/LATEX PORTLAND CEMENT MORTAR BED COAT O/ CONCRETE SLAB. CLEAR SEAL TILES AND GROUT. USE STAIN RESISTANT MORTARS AND GROUTS BY CUSTOM BUILDERS PRODUCTS. FINAL TILE GROUT, DIMENSION ,COLOR AND TYPE TO BE APPROVED

F3- TILE: TILE O/ BOND COAT O/ MORTAR SETTING BED O/ SHOWER PAN / WATERPROOF MEMBRANE O/ SLOPED FILL TO DRAIN. USE STAIN RESISTANT MORTARS AND GROUTS BY CUSTOM BUILDING PRODUCTS. FINAL TILE AND GROUT DIMENSION, COLOR AND TYPE TO BE APPROVED BY OWNER. SEE TILE SPECIFICATIONS. F4- NO-WAX CUSHION VINYL RESILIENT FLOOR INSTALL PER MFR. RECOMMENDATIONS (TO

BE SELECTED AND APPROVED BY OWNER) F5- WOOD FLOORING: TO BE SELECTED AND APPROVED BY OWNER

F6- LAMINATE FLOORING (TO BE SELECTED BY OWNER)

F7- 4" CONCRETE SLAB SEE DETAILS.

G: GLAZING 61- TEMPERED FRAMLESS GLASS SHOWER ENCLOSURE PER CBC SECT 2406.4.5 MF: MALL FINISH

PROVIDE 2-0" SQ. SAMPLE FOR OWNERS APPROVAL OF COLOR AND TEXTURE.

WF1- 1/2" GYPSUM WALLBOARD, BULL-NOSE CORNER BEAD AT ALL OUTSIDE CORNERS SPRAYED TEXTURE FINISH COATING (LIGHT KNOCK DOWN TEXTURED FINISH), PRIMED AND PAINTED. (WATERPROOF GYPSUM BOARD AND PLASTER AT ALL MET LOCATIONS.) PROVIDE 2'-0" SQ. SAMPLE FOR OWNERS APPROVAL OF FINISH TEXTURE & PAINT COLOR. WF2- 1/2" TYPE 'X' GYPSUM BOARD WALL, BULL-NOSE CORNER BEAD ALL OUTSIDE CORNERS. SPRAYED TEXTURE FINISH COATING (LIGHT KNOCK DOWN TEXTURED FINISH). PRIMED AND PAINTED. WATERPROOF GYP BOARD AND PLASTER AT ALL WET LOCATIONS.

WF3- TILE: TILE O/POLYMER MODIFIED THINSET MORTAR BOND COAT O/CEMENTITIOUS BACKER UNIT "CBU" O/ WATERPROOF MEMBRANE (6 MIL. POLYETHYLENE FILM) USE STAIN RESISTANT MORTARS AND CAULKS. FINAL TILE AND GROUT DIMENSIONS COLOR AND TYPE O BE SELECTED AND APPROVED BY OWNER. M: MISCELLANEOUS

M1- CHIMNEY CAP: FACTORY-BUILT U.L. APPROVED METAL CHIMNEY CAP AND SPARK ARRESTER PER CBC SECT. 2113.9.2 (FIREPLACE MANUFACTURE APPROVED) SEE DETAIL. M2- CHIMNEY SHROUD: COPPER SHEET METAL DECORATIVE CHIMNEY SHROUD TO BE FABRICATED BY WESTERN SHEET METALS 190 E. HARRISON ST., UNIT B, CORONA, CA. 92879. PH.# 951-272-3600, E-MAIL: mattg@westernsheetmetals.com., WEB URL ADDRESS: http://www.westernsheetmetals.com OR APPROVED EQUAL. SEE DETAIL.

ROOF AREAS: PER ENERGY CALCULATIONS - ICYNENE INSUL. (LOW DENSITY, OPEN CELL POLYURETHANE FOAM PLASTIC INSULATION) AT UNDERSIDE OF THE ROOF SHEATHING IN VOIDS BETWEEN RAFTERS (R-38) INSTALL PER MANUE. INSTALLATION INSTRUCTIONS EXTERIOR FRAMED MALLS: R-21 (5 1/2" THICK). M4- ALL PLUMBING FIXTURES BY KOHLER OR APPROVED EQUAL. SUBMIT LIST FOR OWNERS APPROVAL AS DIRECTED BY OWNER.

DOWNSPOUT PLAN, ELEVATIONS, DETAILS AND CIVIL DRAWINGS. M6- INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION CONTROL VALVES: SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD. PER

M5- GUTTERS: 160Z. COPPER HALF ROUND GUTTER AND DOWNSPOUT TO SPLASH BLOCK OF HARD PIPED TO UNDERGROUND DRAINAGE SYSTEM REFER TO ROOF PLAN, ROOF GUTTER/

M7- SHOWER COMPARTMENTS: SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. THE MINIMUM REQUIRED AREA AND DIMENSIONS SHALL
BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND AT A POINT
TANGENT TO ITS CENTERLINE. THE AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT
OF NOT LESS THAN 70 INCHES ABOVE THE SHOWER DRAIN OUTLET WITH NO PROTRUSIONS
OTHER THAN THE FIXTURE VALVE OR VALVES, SHOWER HEAD, SOAP DISHES, SHELVES, AND
SAFETY GRAB BARS, OR RAILS. FOLD DOWN SEATS IN ACCESSIBLE SHOWER STALLS SHALL BE PERMITTED TO PROTRUDE INTO THE 30 INCH CIRCLE. PER CPC SECT. 408.6

M8- NEW APPLIANCES TO BE SELECTED AND APPROVED BY OWNER. CONTRACTOR TO REVIEW MANUFACTURES OPTIONS FOR APPLIANCES. SEE FLOOR PLAN FOR MODEL M9- SUPERIOR MODEL WRT3036 PRO SERIES MOOD BURNING FIREPLACE. BY INNOVATIVE HEARTH PRODUCTS 1508 ELM HILL PIKE SUITE 108 NASHVILLE, TN. 37210, GAS SUPPLY LINI AND COMBUSTION AIR VENT, INSTALL PER MANUFACTURES INSTALLATION INSTRUCTIONS, CBC., CALIF. GREEN BUILDING STANDARDS CODE SECTION 4.503.1 AND CBC FIRE CODES \$

LOCAL BUILDING ORDINANCES. • THIS FIREPLACE HAS BEEN TESTED AND LISTED BY PFS (REPORT No. 10-078) TO U.L.

•THIS FIREPLACE SYSTEM IS DESIGNED FOR INSTALLATION IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION STANDARD FOR CHIMNEYS, FIREPLACES AND SOLID FUEL BURNING APPLIANCES; NFPA 211 AND IN ACCORDANCE WITH CODES SUCH AS THE BOCA BASIC/NATIONAL CODES, THE STANDARD MECHANICAL CODE AND THE BUILDING CODES.

• TITLE 24 REQUIREMENTS: PROVIDE CLOSABLE METAL OR GLASS DOORS USE ONLY THE DOORS THAT ARE LISTED FOR USE WITH THIS FIREPLACE AS PER MANDATORY MEASURES

I F 24 REQUIREMENTS

M10- SUPERIOR MODEL WRT3042 PRO SERIES MOOD BURNING FIREPLACE. BY INNOVATIVE HEARTH PRODUCTS 1508 ELM HILL PIKE, SUITE 108 NASHVILLE, TN. 37210. GAS SUPPLY LINE AND COMBUSTION AIR VENT INSTALL PER MANUFACTURES INSTALLATION INSTRUCTIONS CBC., CALIF. GREEN BUILDING STANDARDS CODE SECTION 4.503.1 AND CBC FIRE CODES & LOCAL BUILDING ORDINANCES. • THIS FIREPLACE HAS BEEN TESTED AND LISTED BY PFS (REPORT No. 10-078) TO U.L.

STANDARD 127. THIS FIREPLACE SYSTEM IS DESIGNED FOR INSTALLATION IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION STANDARD FOR CHIMNEYS, FIREPLACES AND SOLID FUE BURNING APPLIANCES: NFPA 2 1 1 AND IN ACCORDANCE WITH CODES SUCH AS THE BOCA BASIC/NATIONAL CODES. THE STANDARD MECHANICAL CODE AND THE BUILDING CODES. •TITLE 24 REQUIREMENTS: PROVIDE CLOSABLE METAL OR GLASS DOORS USE ONLY THE DOORS THAT ARE LISTED FOR USE WITH THIS FIREPLACE AS PER MANDATORY MEASURES TITLE 24 REQUIREMENTS.

KEYNOTES -CONT:

M: MISCELLANEOUS 411- ISOKERN® MAGNUM MODEL 42" PREFABRICATED, REFACTORY, MODULAR MASONRY

FIREPLACE (FIREBOX AND SMOKE DOME COMPONENTS) REFER TO ISOKERN MAGNUM FIREPLACE SPECIFICATIONS DETAIL '10' SHEET 'D 10.0' METAL FLUE REFER TO CLASS "A" METAL FLUE SPECIFICATIONS DETAIL '1 1' SHEET 'D 10.0' SUPPLY GAS AND COMBUSTION AIR VENT, INSTALL PER CBC, FIRE CODES, LOCAL BUILDING ORDINANCES & MANUFACTURES INSTALLATION INSTRUCTIONS. APPROVED NON-COMBUSTIBLE RAISED HEARTH TOP @ 4" A.F.F.

FIRÈPLACE DOORS AND SCREENS: PER ERS-23 16 RÉPORT, THIS FIREPLACE HAS NOT BEEN TESTED FOR USE WITH DOORS. TO REDUCE THE RISK OF FIRE OR INJURY, DO NOT INSTALL DOORS. NOTE: IF DOORS ARE USED OPERATE FIREPLACE WITH DOORS FULLY OPEN. CLOSABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX 3. A COMBUSTUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING, WHICH IS AT LEAST 6 SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE AND TIGHT FITTING DAMPER OR COMBUSTION-AIR CONTROL DEVICE

. A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL

M12-HEARTH EXTENSION THICKNESS THE MINIMUM THICKNESS OF HEARTH SHALL BE 2 NCHES. PER CBC SECT. 2111.9.2 EXCEPTION: WHEN THE BOTTOM OF THE FIREBOX OPENING IS RAISED AT LEAST 8 INCHES ABOVE THE TOP OF THE HEARTH EXTENSION, A HEARTH EXTENSION OF NOT LESS THAN 3/8-INCH-THICK BRICK, CONCRETE, STONE, TILE OR OTHER APPROVED NONCOMBUSTIBLE

MATERIAL IS PERMITTED. PER CBC SECT. 2111.9.2 HEARTH EXTENSION DIMENSIONS: HEARTH EXTENSIONS SHALL EXTEND AT LEAST 16 INCHES IN FRONT OF, AND AT LEAST 8" BEYOND, EACH SIDE OF THE FIREPLACE OPENING. WHERE TH FIREPLACE OPENING IS 6 SQUARE FEET OR LARGER, THE HEARTH EXTENSION SHALL EXTEND AT LEAST 20 INCHES IN FRONT OF, AND AT LEAST 12 INCHES BEYOND, EACH SIDE OF THE FIREPLACE OPENING. PER CBC SECT. 2111.10

COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE AND GREEN BUILDING STANDARDS. WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH, SHOWERHEADS SHALL NOT EXCEED 2.0 GPM AND NEW LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM AT 60 PSI. CPC 407.2, 408.2 \$ 411.2]. M14- NEWLY INSTALLED KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE [GRN 4.303.1.4.4].

M13- NEWLY INSTALLED PLUMBING FIXTURES SHALL BE MATER- CONSERVING IN

 $\mbox{\bf M15}\mbox{-}$ Towel bar as selected by owner. Framing contractor to provide solid in-wall blocking. (Note: verify connection to glass at shower) **M16**- OUTDOOR VENT-FREE GAS FIREPLACE MODEL: GALAXY SEE THRU MODEL GSS48S1 GAS FIREPLACE (PRODUCT) BY NAPOLEON . GAS SUPPLY LINE, INSTALL PER MANUFACTURES INSTALLATION INSTRUCTIONS, CBC., CALIF. GREEN BUILDING STANDARDS CODE SECTION 4.503.1 AND CBC FIRE CODES & LOCAL BUILDING ORDINANCES. THIS GAS APPLIANCE WAS TESTED AND LISTED TO CANADIAN AND AMERICAN NATIONAL

STANDARDS, ANSI Z2 1.97-2012/CSA 2.41-2012 "STANDARD FOR OUTDOOR DECORATIVE GAS APPLIANCE" AND CGA 2.17-M91 (R2009) "GAS-FIRED APPLIANCE FOR JSE AT HIGH ALTITUDE" BY OMNI-TEST LABORATORIES. WHEN AN APPLIANCE IS FOR CONNECTION TO A FIXED PIPING SYSTEM, THE INSTALLATION MUST CONFORM WITH LOCAL CODES, OR IN THE ABSENCE OF LOCAL CODES, WITH THE NATIONAL FUEL GAS CODE, ANSI Z223.1/NFPA 54, INTERNATIONAL FUEL GAS CODE, NATURAL GAS AND PROPANE INSTALLATION CODE, CSA B 149.1, OR PROPANE STORAGE AND HANDLING CODE, B 149.2, AS APPLICABLE. THE APPLIANCE, WHEN INSTALLED, MUST BE ELECTRICALLY GROUNDED IN ACCORDANCE WITH LOCAL CODES, OR IN THE ABSENCE OF LOCAL CODES, WITH THE NATIONAL ELECTRICAL CODE, ANSI/NFPA 70 OR THE CANADIAN ELECTRICAL CODE,

N ACCORDANCE MITH THE CALIFORNIA BUILDING CODE (CBC) SECTION 110 MORK SHALL NOT BE DONE BEYOND THE POINT INDICATED IN EACH SUCCESSIVE INSPECTION. WITHOUT FIRST OBTAINING THE APPROVAL OF THE BUILDING OFFICIAL. CHAPTER 1 SECT. 110 REQ'D. INSPECTIONS

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL AND SUCH ONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED. SHALL BE MADE AFTER EXCAVATIONS FOR FOOTINGS THAT ARE COMPLETE AND ANY REQUIRED REINFORCING STEEL IS IN PLACE. FOR CONCRETE OUNDATION FOUNDATIONS, ANY REQUIRED FORMS SHALL BE IN PLACE PRIOR TO SHALL BE MADE AFTER IN-SLAB OR UNDER-FLOOR REINFORCING STEEL AND BUILDING SERVICE EQUIPMENT, CONDUIT, PIPING ACCESSORIES AND OTHER ANCILLARY EQUIPMENT ITEMS ARE IN PLACE, BUT BEFORE ANY CONCRETE IS PLACED OR FLOOR SHT'G. INSTALLED, INCLUDING THE INCLUDING THE BASEMEN, AND PRIOR TO FURTHER VERTICAL CONSTRUCT. THE ELEVATION CERTIFICATION REQUIRED IN SECT. 1612.5 SHALL BE SUBMITTED TO THE BUILDING OFFICIAL SHALL BE MADE AFTER THE ROOF DECK OR SHEATHING, ALL FRAMING,

FIREBLOCKING AND BRACING ARE IN PLACE AND PIPES, CHIMNEYS AND VENTS TO BE CONCEALED ARE COMPLETE AND THE ROUGH ELECTRICAL PLUMBING, HEATING WIRES, PIPES AND DUCTS ARE APPROVED. SHALL BE MADE AFTER LATHING, GYPSUM BOARD AND GYPSUM PANEL PRODUCTS, INTERIOR AND EXTERIOR, ARE IN PLACE, BUT BEFORE ANY PLASTERING IS APPLIED OR GYPSUM BOARD AND GYPSUM PANEL PRODUCTS JOINTS AND FASTENERS ARE TAPED AND FINISHED. FIRE-AND PROTECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTANCE-RATED

ASSEMBLIES, SMOKE BARRIERS AND SMOKE PARTITIONS SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED. PENETRATIONS SHALL BE MADE TO DETERMINE COMPLIANCE WITH CHAPTER 13 AND SHALL INCLUDE, BUT NOT BE LIMITED TO, INSPECTIONS FOR: ENVELOPE INSULATION R- AND U-VALUES, FENESTRATION U-VALUE, DUCT SYSTEM R- VALUE, AND EFFICIENCY

. ROOF / GUTTER DRAINAGE SYSTEM

5. SITE / AREA DRAINAGE SYSTEM

INSPECTION HYAC AND WATER-HEATING EQUIPMENT EFFICIENCY. SHALL BE MADE AFTER ALL WORK REQUIRED BY THE BUILDING PERMIT IS

[STORM WATER POST CONSTRUCT. INSPECTIONS] VEGETATED SMALE RETENTION FILTRATION AREAS PERMEABLE PAVING AT DRIVEWAY

[SEE CIVIL DRAWINGS FOR PRE- CONSTRUCTION BMP REQUIREMENTS AND SQ. F N ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC) SECTION 1704, THE OWNER OR THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE

CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PROVIDE SPECIAL INSPECTIONS AND TEST DURING CONSTRUCTION ON THE TYPES OF WORK SPECIFIED IN SECTION 1705 AND IDENTIFY AND APPROVED AGENCIES TO THE BUILDING OFFICIAL. THESE SPECIAL INSPECTIONS AND TEST ARE IN ADDITION TO THE INSPECTIONS BY THE BUILDING OFFICIAL THAT ARE IDENTIFIED IN SECTION 110 NOTE: SEE STRUCTURAL DRAWINGS FOR SCHEDULE OF SPECIAL INSPECTIONS. SPECIAL INSPECTIONS TO BE PREFORMED BY PACIFIC MATERIALS LAB.

INSPECTIONS SHALL BE CALLED IN BY THE CONTRACTOR FOR INSPECTIONS 72 HOURS PRIOR TO NEEDED INSPECTION

GREEN BUILDING & BEST MANAGEMENT PRACTICES FOR CONSTRUCTION:

IVIL DRAWINGS AND{2016}CALIFORNIA GREEN BUILDING STANDARDS SHEET GB 1 . FOR ENERGY EFFICIENCY STANDARDS SEE ENERGY CALCULATIONS AND MANDATORY MEASURES ON SHEET A9

FOR STORM WATER AND DRAINAGE CONSERVATION MEASURES AND PLANS SEE

FOR WATER CONSERVATION AND EFFICIENCY STANDARDS FOR PLUMBING IXTURES SEE (2016) CALIFORNIA GREEN BUILDING STANDARDS SHEET GB 1 . FOR MATER CONSERVATION AND EFFICIENCY STANDARDS FOR IRRIGATION SYSTEMS SEE LANDSCAPE PLANS AND 2016 CALIFORNIA GREEN BUILDING

. FOR MATERIAL CONSERVATION , REUSE RECYCLE AND RESOURCE EFFICIENCY SEE 2016 CALIFORNIA GREEN BUILDING STANDARDS SHEET GB 1 5. PROVIDE OPERATION AND MAINTENANCE MANUALS TO OWNER AS PER (2016) CALIFORNIA GREEN BUILDING STANDARDS SHEET GB 1 SEE ENVIRONMENTAL QUALITY SECTION IN 2016 CALIFORNIA GREEN BUILDING STANDARDS SHEET GB 1 FOR STANDARDS FOR AIR QUALITY , POLLUTION

REDUCTION AND CONTAMINANT REDUCTION. . FOR INTERIOR MOISTURE CONTROL AND INDOOR AIR QUALITY SEE (2016) CALIFORNIA GREEN BUILDING STANDARDS SHEET GB 1 FOR INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS SEE $\langle 20\,16
angle$ CALIFORNIA GREEN BUILDING STANDARDS SHEET GB 1

TO ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND. 11. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF MIND OR MATER. 2. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN

CCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE MEATHER. SPILLS MAY NOT BE MASHED INTO DRAINAGE SYSTEM. 13. EXCESS OR MASTE CONCRETE MAY NOT BE MASHED INTO PUBLIC MAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE NASTES ON SITE UNTIL THEY CAN BE DISPOSED AS A SOLID WASTE. 4. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY MIND.

5. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC MAY ACCIDENTAL DEPOSITION MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE MASHED DOWN BY RAIN OR OTHER MEANS. 16. ANY SLOPES WITH DISTURBED SOILS OR DEMANDED OF VEGETATION MUST BE

STABILIZED SO AS TO INHIBIT EROSION BY MIND AND MATER.

INTERIOR ELEVATIONS - ELEVATION NUMBER

REVISION NUMBER

DOOR SYMBOL

MINDOM SYMBOL

KEY NOTE SYMBOL

SYMBOLS

F.A.R. Calculator ructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR (floor area ratio), the 100% FAR (per the Zoning Ordinance), and the 85% max FAR (per the Zoning Ordinance). Additionally it will determine whether a FAR (fileration is required The Net Lot Area does not include any Public Road Easements or Public Road Right-of-Way areas. The proposed TOTAL Net FAR Floor Area shall include the net floor area of all stories of all building, but may or may not include basement/cellar floor area. For further clarification in these definitions please refer to SBMC §28.15.083 or SBMC §30.15.070 and §30.20.30.A.2. 1534 La Coronilla Is there a basement or cellar existing or proposed? ER Proposed TOTAL Net FAR Floor Area (in sq. 3.529 ENTER Zone ONLY from drop-down list: RS-1A (A-1) 18,282 ENTER Net Lot Area (in sq. ft.) Is the height of existing or proposed buildings feet or greater Are existing or proposed buildings two stories or **GUIDELINE**** The FAR Requirements are: 28.00% ENTER Average Slope of Lot: Does the height of existing or proposed building

+ 10.00'

EXISTING CONTOURS

NEW CONTOURS

MATCH LINE

NEW OR REQ'D

EXISTING POINT ELEV.

Is the site in the Hillside Design District? Does the project include 500 or more cu. yds. o grading outside the main building footprint? An FAR MOD is not required per SBMC §28.15 or SBMC §30.20.30.A FLOOR AREA RATIO (FAR): 0.193 Lot Size Range: 15,000 - 19,999 sq. ft. 4,180 + (0.013 x lot size in sq. ft.) MAX FAR Calculation (in sq. ft.): **100% MAX FAR** 100% MAX FAR (in sq. ft.) 85% of MAX FAR (in sq. ft.): 80% of MAX FAR (in sq. ft.): The 3529 square foot proposed total is 80% of the MAX FAR.

NOTE: If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Guideline". **ENTER Acreage to Convert to square footage: 1.00 Net Lot Area (in sq. ft.): 43560

SHEETINDEX

ARCHITECTURAL-MAIN RESIDENCE COVER SHEET: GEN. NOTES / KEY NOTES / INSPECTIONS / GREEN BUILDING & BEST MANAGEMENT PRACTICES FOR CONSTRUCTION / SYMBOLS LEGEND / FAR CALCULATOR / SHEET INDEX / VICINITY MAP / FABULATIONS / PROJECT SCOPE / DEFERRED SEPERATE PERMITS REQUIRED / PROJECT TEAM / CODE COMPLIANCE TITLE 24-ENERGY REQUIREMENTS (FORM CF1R-PRF-01) TILE 24-ENERGY REQUIREMENTS (FORM RMS RESIDENTIAL MEASURES SUMMARY)(FORM MF-1R MANDATORY MEASURES SUMMARY). (E) SITE / FLOOR PLAN. NEIGHBOR MAP.

(N) SITE PLAN. [INCL. BMP LOCATIONS PER CIVIL ENGINEER DRAWINGS] (E) FLOOR DEMO PLAN. A 1.5 (N) SPA DETAILS (N) OUTDOOR FIREPLACE CUT SHEETS (N) SPA CUT SHEETS NEW FLOOR PLAN. A2.0 NEW ROOF PLAN. GUTTER & DOWNSPOUT SIZING & SPACING CALCS / ROOF GUTTER PLAN.

SOUTH & MEST EXTERIOR ELEVATIONS. A30 NORTH & EAST EXTERIOR ELEVATIONS BUILDING LONGITUDINAL SECTION 'A'/ BUILDING CROSS SECTION 'B'. A40 A5.0 MINDOM SCHEDULE. A5.1 DOOR SCHEDULE. A6.0 - A12.0 INTERIOR ELEVATIONS

ARCHITECTURAL DETAILS ARCHITECTURAL DETAILS D4.0 ARCHITECTURAL DETAILS D5.0 ARCHITECTURAL DETAILS ARCHITECTURAL DETAILS D6.0 D7.0 ARCHITECTURAL DETAILS

D8.0 ARCHITECTURAL DETAILS ARCHITECTURAL DETAILS D10.0 ARCHITECTURAL DETAILS MECH.-ELEC. NOTES / TITLE 24 NOTES / OUTSIDE LIGHTING NOTES. POWER PLAN & MECHANICAL PLAN. ELECTRICAL LIGHTING PLAN / REFLECTED CEILING PLAN. EM4 MECHANICAL EQUIPMENT SPECIFICATIONS

CALIFORNIA GREEN BUILDING STANDARDS CODE SHEET-MAIN RESIDENCE

CALIFORNIA GREEN BUILDING STANDARDS CODE SHEET-MAIN RESIDENCE GB2 LANDSCAPE HARDSCAPE PLAN LANDSCAPE PLANTING PLAN

BEST MANAGEMENT PRACTICE DETAILS

LANDSCAPE DETAILS / NOTES PLAN LANDSCAPE LIGHTING PLAN LANDSCAPE GATE / WALLS DEATILS PLAN L5

FOOTING DETAILS

FRAMING DETAILS

52.2

54.1

STRUCTURAL COVER SHEET: GEN. NOTES / KEY NOTES / DESIGN PARAMETERS SENERAL NOTES / SOILS RECOMENDATIONS TYPICAL FOOTING DETAILS TYPICAL FRAMING DETAILS STEEL STONG WALL DETAILS AND NOTES

FOUNDATION PLAN / NOTES / SHEAR SCHEDULE / LEGEND

FRAMING PLAN / NOTES / SHEAR SCHEDULE / LEGEND

COVER / GENERAL NOTES / VICINITY MAP / SOILS NOTES GENERAL NOTES / SOILS INVESTIGATION EROSION CONTROL PLAN / DRAINAGE MANAGEMENT AREA BIO RETENTION / FULL INFILTRATION WORKSHEETS DRAINAGE AND GRADING PLAN DRAINAGE DETAILS

PROJECT TEAM

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JOEY TASCA

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SANTA BARBARA, CA.

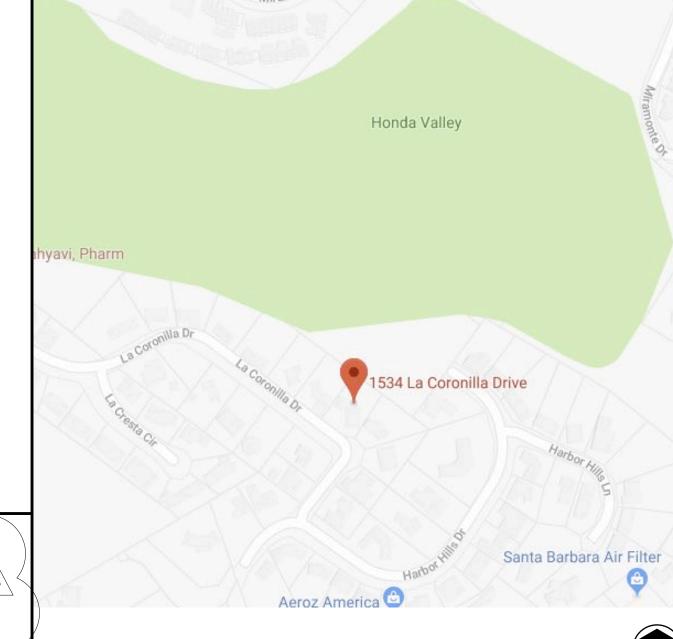
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PHONE: 805 696 6864



YICINITY MAP

OWNER:

SETBACKS

NO. OF STORIES:

SUBTOTAL

TABULATIONS [BUILDING CODE DATA LEGEND] LAYLA AND ESSAM KHASHOGGI

1534 LA CORONILLA

[1] STORIES

2,592

2970

3677 S.F.

[AREA S.F.]

9,488.0

7,934.0

1,554.0

378

SANTA BARBARA, CA. 93109 SITE ADDRESS SANTA BARBARA, CA. 93109 035-301-008 ZONE (SBMC TITLE 30]: RS-15/E-1 SINGLE RESIDENTIAL UNIT FLOOD ZONE: NONE [HONDA VALLEY RIDGE AREA] PER CITY OF SB 2018 FEMA FLOOD ZONE

FRONT 3*0'-0*" 1*0'-0*" INTERIOR / SIDE 1,250 SQUARE FEET OPEN YARD AREA R-3 [RESIDENCE] OCCUPANCY GROUP [GARAGE] CONSTRUCTION TYPE TYPE VB [UNPROTECTED WOOD FRAME]

BUILDING HEIGHT 30'-0" (SBMC 28.04.140) SEE EXT ELEV. (YES OVER 17'-0") MAX. HEIGHT ALLOWED: PROPOSED: SPRINKLERED: HIGH FIRE SEVERITY YES - CITY OF SANTA BARBARA

HIGH FIRE HAZARD AREA COASTAL INTERIOR ZONE 142 AC/ 18,295 S.F.

IPER COUNTY OF SANTA BARBARA ASSESSORS APPROX.LOT SIZE:

(30%) AVG. PROPERTY SLOPE: GRADING: SEE CIVIL DRAWINGS

SEE CIVIL DRAWINGS [BUILDING AREA CALCULATIONS] EXISTING TO BE REMOVED [GROSS S.F.] (E) RESIDENCE (E) GARAGE - ATTACHED 372

[NET S.F.] [GROSS S.F.] (N) RESIDENCE = 3061 S.F. 3184 S.F. (N)ATTACHED GARAGE = 468 S.F. NET 493 S.F. (N) COVERED FRONT PORCH 88

2,870

3,529 S.F.

PARKING RÈQUIREMÈNTS: [#] COVERED [#] UNCOVERED RESIDENCE REQUIRED

PROPOSED REMOVED IMPERVIOUS AREA

[PER CIVIL ENGINEER DRAWINGS] PRE-CONSTRUCTION [E] IMPERVIOUS AREA PROPOSED REPLACED IMPERVIOUS AREA

[IMPERVIOUS SURFACES]

PROJECT SCOPE:

REMOVE ALL EXISTING WALLS ROOF AND PORTIONS OF THE EXISTING CONCRETE FOUNDATION REMOVE ALL EXISTING WALLS, ROOF AND FORTIONS OF THE EXISTING CONCRETE FOUNDATION OF THE EXISTING RESIDENCE AND ATTACHED GARAGE. SOME CONCRETE FOOTINGS TO REMAIN AND TO BE REUSED. SEE STRUCTURAL DRAWINGS. DUE TO THE PROJECT EXCEEDING 50% OF SPECIFIC EXTERIOR ELEMENTS, THIS PROJECT IS CONSIDERED SUBSTANTIAL REDEVELOPMENT BUILD NEW RESIDENCE WITH ATTACHED GARAGE NEW PLUMBING, ELECTRICAL AND MECHANICAL THROUGHOUT NEW ENTRY PORCH

ADD NEW OUTDOOR FIREPLACE EAST SIDE NEAR SPA NEW ENTRY WALK FROM STREET NEW SITE PAVING AND LANDSCAPING 10. NEW SITE WALLS AND FENCING STORMMATER BMP'S (PER CIVIL SHEETS)

. VEGETATED SWALE D. RETENTION FILTRATION AREAS PERMEABLE PAVING AT DRIVEMAY ROOF / GUTTER DRAINAGE SYSTEM E. SITE / AREA DRAINAGE SYSTEM THIS REVISION 10 22/19 TO THE EXISTING PERMIT IS SHOWN AS DELTA 3/3

DEFERRED/SEPERATE PERMITS REQUIRED

REVISE REAR PATIO AREA AND ADD NEW SPA AND SEAT WALL TO REAR YARD AREA.

1. FIRE SPRINKLERS UNDER A SEPARATE PERMIT EDISON MSR # 8291917

CODE COMPLIANCE

3) ALL LOCAL CODES AND ORDINANCES

1) 2016 CALIFORNIA BUILDING, RESIDENTIAL, MECHANICAL, PLUMBING, AND ELECTRICAL CODES

2) 2016 CALIFORNIA ENERGY CODE (BASED ON 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS)

PACIFIC ARCHITECTS

1117 COAST VILLAGE RD. MONTECITO, CA 93108

8 0 5 . 5 6 5 . 3 6 4 0

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ALL IDEAS, DESIGNS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF PACIFIC ARCHITECTS AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PACIFIC ARCHITECTS.

Revision	Description	Date
1	PLN. CHK.	1/17/19
2	PLN. CHK.	7/17/10
3	REVISION	10/22/1
Job Num	ber:	

Date: 11.1.18